

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LPA12107
ADDRESS OF PREMISES Penn Traffic Co Bldg 319-347 Wash St. Johnstown, PA 15901-1624	PDN Number:

THIS AMENDMENT is made and entered into between

whose address is: 319 Washington Street
Suite 210
Johnstown, PA 15901-1624

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to provide for free space during lease alterations.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 1, 2014 as follows:

1. Section 1 of Paragraph 1.01, Paragraph A. Office and Related Space on GSA Form L202 is hereby deleted and replaced with the following:

A. Office and Related Space: 26,801 rentable square feet of office and related space, which yields 23,307 ANSI/BOMA Office Area square feet of space and an additional 1,576 rentable square feet (yielding 1,368 ANSI/BOMA Office Area SF) of free space (for which the Government will not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 26,801 rentable/23,307 ANSI/BOMA square footage indicated above, for a total of 28,377 rentable square feet, (yielding 24,675 ANSI/BOMA square footage).

2. The duration of the free space will continue until the completion of the [redacted] alteration project, currently ongoing under GSA Lease GS-03B-09082. Following the completion of this project, the square footage and rent will be adjusted based upon a mutual on-site measurement of space, not to exceed 23,650 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

This Lease Amendment contains 3 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: [redacted]
 Name: CHANG-HO PARK
 Title: MEMBER
 Entity Name: NEWFIELD PROPERTIES, LLC
 Date: 3/02/2014

Signature: [redacted]
 Name: [redacted]
 Title: Lease Contracting Officer
GSA, Public Buildings Service, North Branch
 Date: 3-05-14

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
 Name: [redacted]
 Title: _____
 Date: 03/03/14